

The logo for Symonds & Sampson is located in the top center of the image. It consists of the company name in a white, sans-serif font, with the ampersand in a smaller size. The text is set against a dark green rectangular background that has a thin yellow horizontal line at its base. The background of the entire image is a photograph of a two-story brick house with a tiled roof, white window frames, and a white front door. The house is surrounded by lush greenery, including a large tree in the foreground and various bushes and flowers. A stone wall and a black metal fence are visible in the lower part of the image.

Symonds
& Sampson

Bonnies Lane

Stoke-Sub-Hamdon

Bonnies Lane

Stoke-Sub-Hamdon
TA14 6RG

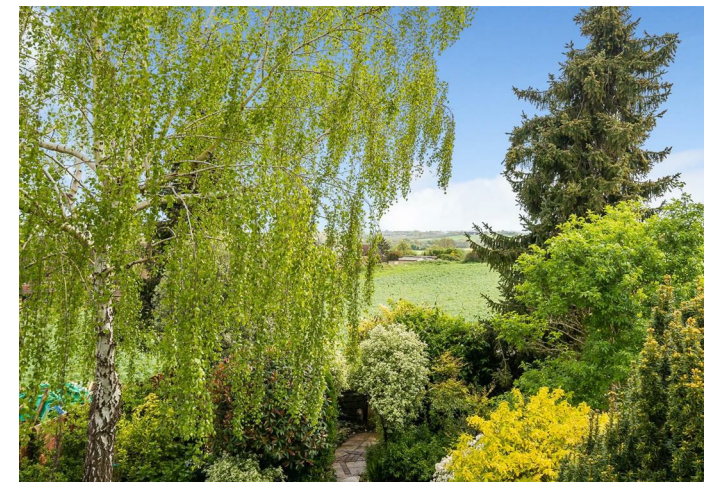


- Detached House
- Edge of Village Location
- Lovely Rear Garden Backing onto Fields
 - Off Road Parking
 - 4 Bedrooms
 - 2 Bathrooms
 - Sitting Room
- Separate Dining Room
- Conservatory/Garden Room
- Kitchen/Breakfast Room

Guide Price £385,000

Freehold

Yeovil Sales
01935 423526
yeovil@symondsandsampson.co.uk



THE PROPERTY

A detached property nestling on the edge of the village adjoining open fields to the rear. The accommodation comprises an entrance hall, sitting room, separate dining room, kitchen/breakfast room, conservatory/garden room overlooking the lovely rear garden, first-floor landing, four bedrooms, en suite and a family bathroom together with a large loft space. Features include porcelain tiling to the dining room, tiled floor to the kitchen, a fireplace with fitted inset fire in the sitting room and of course a beautiful garden and lovely location.

SITUATION

The village of Stoke-sub-Hamdon offers a variety of amenities including a number of public houses, coffee shops, hairdressers, a veterinary practice, a doctors and dentists practice and two pharmacies. Together with well-respected local primary and secondary schools the village surroundings and Ham Hill are known for being a "dog-walking Mecca" making the village a much-sought place to live.

The village takes its name from Ham Hill which is a Geological Site of Scientific Interest with historical records of settlements at Ham Hill and Stoke-sub-Hamdon stretching back to the Bronze Age.

The property is located just outside the conservation area and has excellent access to the A303 trunk road and market towns of Yeovil and Crewkerne being within easy reach. Walking opportunities are in abundance with Monarchs Way and The Liberty Trail starting at Ham Hill Country Park.

OUTSIDE

To the front of the property is a driveway providing off-road parking together with a front garden area providing a pleasant area for seating/table and chairs.

The rear garden is abundant with mature specimen trees, shrubs, bushes and flowers together with a decking area, lawned garden and pathway leading to a small "secret" seating area, garden shed and stone walling to the rear boundary which adjoins open fields.

DIRECTIONS

What3words: ///ounce.hill.labels

SERVICES

Mains water, electricity, drainage and gas. Gas-fired central heating via radiators.

Broadband - Ultrafast broadband is available. Mobile signal/coverage - Available both indoors and outside - For

an indication of specific speeds and supply or coverage in the area we recommend Ofcom checker.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

AGENTS NOTES

Flood Risk: The area around Bonway, 7 Bonnies Lane, Stoke-sub-hamdon, TA14 6RG has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

Planning Applications in the vicinity: We are not aware of any current planning applications which would affect this property.

Council Tax Band: E Council Tax Annual Charge (2024/25): £2730.33



Energy Efficiency Rating		Current	Target
Minimum Energy Efficiency Standard (MEES) - lower rating void			
10-14 (E)	15-17 (D)	18-20 (C)	21-23 (B)
24-25 (B)	26-27 (A)	28-29 (A)	30 (A)
31-32 (A)	33-35 (A)	36-38 (A)	39-41 (A)
42-48 (A)	49-52 (A)	53-55 (A)	56-57 (A)
58-64 (A)	65-67 (A)	68-70 (A)	71-72 (A)
73-77 (A)	78-80 (A)	81-83 (A)	84-85 (A)
86-88 (A)	89-90 (A)	91-93 (A)	94-95 (A)
96-98 (A)	99-100 (A)	101-103 (A)	104-105 (A)
106-108 (A)	109-110 (A)	111-113 (A)	114-115 (A)
116-117 (A)	118-119 (A)	120-121 (A)	122-123 (A)
124-125 (A)	126-127 (A)	128-129 (A)	130-131 (A)
132-133 (A)	134-135 (A)	136-137 (A)	138-139 (A)
140-141 (A)	142-143 (A)	144-145 (A)	146-147 (A)
148-149 (A)	150-151 (A)	152-153 (A)	154-155 (A)
156-157 (A)	158-159 (A)	160-161 (A)	162-163 (A)
164-165 (A)	166-167 (A)	168-169 (A)	170-171 (A)
172-173 (A)	174-175 (A)	176-177 (A)	178-179 (A)
180-181 (A)	182-183 (A)	184-185 (A)	186-187 (A)
188-189 (A)	190-191 (A)	192-193 (A)	194-195 (A)
196-197 (A)	198-199 (A)	200-201 (A)	202-203 (A)
204-205 (A)	206-207 (A)	208-209 (A)	210-211 (A)
212-213 (A)	214-215 (A)	216-217 (A)	218-219 (A)
220-221 (A)	222-223 (A)	224-225 (A)	226-227 (A)
228-229 (A)	230-231 (A)	232-233 (A)	234-235 (A)
236-237 (A)	238-239 (A)	240-241 (A)	242-243 (A)
244-245 (A)	246-247 (A)	248-249 (A)	250-251 (A)
252-253 (A)	254-255 (A)	256-257 (A)	258-259 (A)
260-261 (A)	262-263 (A)	264-265 (A)	266-267 (A)
268-269 (A)	270-271 (A)	272-273 (A)	274-275 (A)
276-277 (A)	278-279 (A)	280-281 (A)	282-283 (A)
284-285 (A)	286-287 (A)	288-289 (A)	290-291 (A)
292-293 (A)	294-295 (A)	296-297 (A)	298-299 (A)
300-301 (A)	302-303 (A)	304-305 (A)	306-307 (A)
308-309 (A)	310-311 (A)	312-313 (A)	314-315 (A)
316-317 (A)	318-319 (A)	320-321 (A)	322-323 (A)
324-325 (A)	326-327 (A)	328-329 (A)	330-331 (A)
332-333 (A)	334-335 (A)	336-337 (A)	338-339 (A)
340-341 (A)	342-343 (A)	344-345 (A)	346-347 (A)
348-349 (A)	350-351 (A)	352-353 (A)	354-355 (A)
356-357 (A)	358-359 (A)	360-361 (A)	362-363 (A)
364-365 (A)	366-367 (A)	368-369 (A)	370-371 (A)
372-373 (A)	374-375 (A)	376-377 (A)	378-379 (A)
380-381 (A)	382-383 (A)	384-385 (A)	386-387 (A)
388-389 (A)	390-391 (A)	392-393 (A)	394-395 (A)
396-397 (A)	398-399 (A)	400-401 (A)	402-403 (A)
404-405 (A)	406-407 (A)	408-409 (A)	410-411 (A)
412-413 (A)	414-415 (A)	416-417 (A)	418-419 (A)
420-421 (A)	422-423 (A)	424-425 (A)	426-427 (A)
428-429 (A)	430-431 (A)	432-433 (A)	434-435 (A)
436-437 (A)	438-439 (A)	440-441 (A)	442-443 (A)
444-445 (A)	446-447 (A)	448-449 (A)	450-451 (A)
452-453 (A)	454-455 (A)	456-457 (A)	458-459 (A)
460-461 (A)	462-463 (A)	464-465 (A)	466-467 (A)
468-469 (A)	470-471 (A)	472-473 (A)	474-475 (A)
476-477 (A)	478-479 (A)	480-481 (A)	482-483 (A)
484-485 (A)	486-487 (A)	488-489 (A)	490-491 (A)
492-493 (A)	494-495 (A)	496-497 (A)	498-499 (A)
500-501 (A)	502-503 (A)	504-505 (A)	506-507 (A)
508-509 (A)	510-511 (A)	512-513 (A)	514-515 (A)
516-517 (A)	518-519 (A)	520-521 (A)	522-523 (A)
524-525 (A)	526-527 (A)	528-529 (A)	530-531 (A)
532-533 (A)	534-535 (A)	536-537 (A)	538-539 (A)
540-541 (A)	542-543 (A)	544-545 (A)	546-547 (A)
548-549 (A)	550-551 (A)	552-553 (A)	554-555 (A)
556-557 (A)	558-559 (A)	560-561 (A)	562-563 (A)
564-565 (A)	566-567 (A)	568-569 (A)	570-571 (A)
572-573 (A)	574-575 (A)	576-577 (A)	578-579 (A)
580-581 (A)	582-583 (A)	584-585 (A)	586-587 (A)
588-589 (A)	590-591 (A)	592-593 (A)	594-595 (A)
596-597 (A)	598-599 (A)	600-601 (A)	602-603 (A)
604-605 (A)	606-607 (A)	608-609 (A)	610-611 (A)
612-613 (A)	614-615 (A)	616-617 (A)	618-619 (A)
620-621 (A)	622-623 (A)	624-625 (A)	626-627 (A)
628-629 (A)	630-631 (A)	632-633 (A)	634-635 (A)
636-637 (A)	638-639 (A)	640-641 (A)	642-643 (A)
644-645 (A)	646-647 (A)	648-649 (A)	650-651 (A)
652-653 (A)	654-655 (A)	656-657 (A)	658-659 (A)
660-661 (A)	662-663 (A)	664-665 (A)	666-667 (A)
668-669 (A)	670-671 (A)	672-673 (A)	674-675 (A)
676-677 (A)	678-679 (A)	680-681 (A)	682-683 (A)
684-685 (A)	686-687 (A)	688-689 (A)	690-691 (A)
692-693 (A)	694-695 (A)	696-697 (A)	698-699 (A)
700-701 (A)	702-703 (A)	704-705 (A)	706-707 (A)
708-709 (A)	710-711 (A)	712-713 (A)	714-715 (A)
716-717 (A)	718-719 (A)	720-721 (A)	722-723 (A)
724-725 (A)	726-727 (A)	728-729 (A)	730-731 (A)
732-733 (A)	734-735 (A)	736-737 (A)	738-739 (A)
740-741 (A)	742-743 (A)	744-745 (A)	746-747 (A)
748-749 (A)	750-751 (A)	752-753 (A)	754-755 (A)
756-757 (A)	758-759 (A)	760-761 (A)	762-763 (A)
764-765 (A)	766-767 (A)	768-769 (A)	770-771 (A)
772-773 (A)	774-775 (A)	776-777 (A)	778-779 (A)
780-781 (A)	782-783 (A)	784-785 (A)	786-787 (A)
788-789 (A)	790-791 (A)	792-793 (A)	794-795 (A)
796-797 (A)	798-799 (A)	800-801 (A)	802-803 (A)
804-805 (A)	806-807 (A)	808-809 (A)	810-811 (A)
812-813 (A)	814-815 (A)	816-817 (A)	818-819 (A)
820-821 (A)	822-823 (A)	824-825 (A)	826-827 (A)
828-829 (A)	830-831 (A)	832-833 (A)	834-835 (A)
836-837 (A)	838-839 (A)	840-841 (A)	842-843 (A)
844-845 (A)	846-847 (A)	848-849 (A)	850-851 (A)
852-853 (A)	854-855 (A)	856-857 (A)	858-859 (A)
860-861 (A)	862-863 (A)	864-865 (A)	866-867 (A)
868-869 (A)	870-871 (A)	872-873 (A)	874-875 (A)
876-877 (A)	878-879 (A)	880-881 (A)	882-883 (A)
884-885 (A)	886-887 (A)	888-889 (A)	890-891 (A)
892-893 (A)	894-895 (A)	896-897 (A)	898-899 (A)
900-901 (A)	902-903 (A)	904-905 (A)	906-907 (A)
908-909 (A)	910-911 (A)	912-913 (A)	914-915 (A)
916-917 (A)	918-919 (A)	920-921 (A)	922-923 (A)
924-925 (A)	926-927 (A)	928-929 (A)	930-931 (A)
932-933 (A)	934-935 (A)	936-937 (A)	938-939 (A)
940-941 (A)	942-943 (A)	944-945 (A)	946-947 (A)
948-949 (A)	950-951 (A)	952-953 (A)	954-955 (A)
956-957 (A)	958-959 (A)	960-961 (A)	962-963 (A)
964-965 (A)	966-967 (A)	968-969 (A)	970-971 (A)
972-973 (A)	974-975 (A)	976-977 (A)	978-979 (A)
980-981 (A)	982-983 (A)	984-985 (A)	986-987 (A)
988-989 (A)	990-991 (A)	992-993 (A)	994-995 (A)
996-997 (A)	998-999 (A)	1000-1001 (A)	1002-1003 (A)
1004-1005 (A)	1006-1007 (A)	1008-1009 (A)	1010-1011 (A)
1012-1013 (A)	1014-1015 (A)	1016-1017 (A)	1018-1019 (A)
1020-1021 (A)	1022-1023 (A)	1024-1025 (A)	1026-1027 (A)
1028-1029 (A)	1030-1031 (A)	1032-1033 (A)	1034-1035 (A)
1036-1037 (A)	1038-1039 (A)	1040-1041 (A)	1042-1043 (A)
1044-1045 (A)	1046-1047 (A)	1048-1049 (A)	1050-1051 (A)
1052-1053 (A)	1054-1055 (A)	1056-1057 (A)	1058-1059 (A)
1060-1061 (A)	1062-1063 (A)	1064-1065 (A)	1066-1067 (A)
1068-1069 (A)	1070-1071 (A)	1072-1073 (A)	1074-1075 (A)
1076-1077 (A)	1078-1079 (A)	1080-1081 (A)	1082-1083 (A)
1084-1085 (A)	1086-1087 (A)	1088-1089 (A)	1090-1091 (A)
1092-1093 (A)	1094-1095 (A)	1096-1097 (A)	1098-1099 (A)
1100-1101 (A)	1102-1103 (A)	1104-1105 (A)	1106-1107 (A)
1108-1109 (A)	1110-1111 (A)	1112-1113 (A)	1114-1115 (A)
1116-1117 (A)	1118-1119 (A)	1120-1121 (A)	1122-1123 (A)
1124-1125 (A)	1126-1127 (A)	1128-1129 (A)	1130-1131 (A)
1132-1133 (A)	1134-1135 (A)	1136-1137 (A)	1138-1139 (A)
1140-1141 (A)	1142-1143 (A)	1144-1145 (A)	1146-1147 (A)
1148-1149 (A)	1150-1151 (A)	1152-1153 (A)	1154-1155 (A)
1156-1157 (A)	1158-1159 (A)	1160-1161 (A)	1162-1163 (A)
1164-1165 (A)	1166-1167 (A)	1168-1169 (A)	1170-1171 (A)
1172-1173 (A)	1174-1175 (A)	1176-1177 (A)	1178-1179 (A)
1180-1181 (A)	1182-1183 (A)	1184-1185 (A)	1186-1187 (A)
1188-1189 (A)	1190-1191 (A)	1192-1193 (A)	1194-1195 (A)
1196-1197 (A)	1198-1199 (A)	1200-1201 (A)	1202-1203 (A)
1204-1205 (A)	1206-1207 (A)	1208-1209 (A)	1210-1211 (A)
1212-1213 (A)	1214-1215 (A)	1216-1217 (A)	1218-1219 (A)
1220-1221 (A)	1222-1223 (A)	1224-1225 (A)	1226-1227 (A)
1228-1229 (A)	1230-1231 (A)	1232-1233 (A)	1234-1235 (A)
1236-1237 (A)	1238-1239 (A)	1240-1241 (A)	1242-1243 (A)
1244-1245 (A)	1246-1247 (A)	1248-1249 (A)	1250-1251 (A)
1252-1253 (A)	1254-1255 (A)	1256-1257 (A)	1258-1259 (A)
1260-1261 (A)	1262-1263 (A)	1264-1265 (A)	1266-1267 (A)
1268-1269 (A)	1270-1271 (A)	1272-1273 (A)	1274-1275 (A)
1276-1277 (A)	1278-1279 (A)	1280-1281 (A)	1282-1283 (A)
1284-1285 (A)	1286-1287 (A)	1288-1289 (A)	1290-1291 (A)
1292-1293 (A)	1294-1295 (A)	1296-1297 (A)	1298-1299 (A)
1300-1301 (A)	1302-1303 (A)	1304-1305 (A)	1306-1307 (A)
1308-1309 (A)	1310-1311 (A)	1312-1313 (A)	1314-1315 (A)
1316-1317 (A)	1318-1319 (A)	1320-1321 (A)	1322-1323 (A)
1324-1325 (A)	1326-1327 (A)	1328-1329 (A)	1330-1331 (A)
1332-1333 (A)	1334-1335 (A)	1336-1337 (A)	1338-1339 (A)
1340-1341 (A)	1342-1343 (A)	1344-1345 (A)	1346-1347 (A)
1348-1349 (A)	1350-1351 (A)	1352-1353 (A)	1354-1355 (A)
1356-1357 (A)	1358-1359 (A)	1360-1361 (A)	1362-1363 (A)
1364-1365 (A)	1366-1367 (A)	1368-1369 (A)	1370-1371 (A)
1372-1373 (A)	1374-1375 (A)	1376-1377 (A)	1378-1379 (A)
1380-1381 (A)	1382-1383 (A)	1384-1385 (A)	1386-1387 (A)
1388-1389 (A)	1390-1391 (A)	1392-1393 (A)	1394-1395 (A)
1396-1397 (A)	1398-1399 (A)	1400-1401 (A)	1402-1403 (A)
1404-1405 (A)	1406-1407 (A)	1408-1409 (A)	1410-1411 (A)
1412-1413 (A)	1414-1415 (A)	1416-1417 (A)	1418-1419 (A)
1420-1421 (A)	1422-1423 (A)	1424-1425 (A)	1426-1427 (A)
1428-1429 (A)	1430-1431 (A)	1432-1433 (A)	1434-1435 (A)
1436-1437 (A)	1438-1439 (A)	1440-1441 (A)	1442-1443 (A)
1444-1445 (A)	1446-1447 (A)	1448-1449 (A)	1450-1451 (A)
1452-1453 (A)	1454-1455 (A)	1456-1457 (A)	1458-1459 (A)
1460-1461 (A)			